



47 EVERGREEN WAY, SOWERBY, THIRSK

OFFERS IN THE REGION OF £250,000



Northallerton
Estate Agency



Evergreen Way

Thirsk, YO7 3FJ

PROPERTY COMPRISES OF A 3-BEDROOM SEMI-DETACHED BRICK-BUILT HOUSE WITH TILED ROOF SITUATED IN A GOOD LOCATION OF THIRSK ON A NEW BUILD PLOT. PROPERTY ENJOYS THE BENEFIT OF UVPC THROUGHOUT WITH GAS FIRED CENTRAL HEATING AND DESIGNATED PARKING FOR 2 VEHICLES.

- SOUGHT AFTER LOCATION
- EN-SUITE
- GROUND FLOOR WC

- THREE BEDROOM
- OFF ROAD PARKING FOR 2 CARS
- CLOSE TO GOOD SCHOOLS AND TOWN CENTRE



ENTRANCE

ENTERING THROUGH FRONT DOOR INTO ENTRANCE LOBBY ENJOYING SUBSTANTIAL MAT WELL, RADIATOR, CEILING LIGHT POINT, STAIRS TO 1ST FLOOR, DOOR TO SITTING ROOM.

SITTING ROOM

CENTRE CEILING LIGHT POINT, DOUBLE RADIATOR, FEATURE FIREPLACE COMPRISING PAINTED AND CARVED SURROUND WITH MARBLE EFFECT HEARTH, WOODEN MANTLE SHELF, SPACE FOR INSET ELECTRIC STOVE.

INNER HALLWAY GIVING ACCESS TO -

W/C - PEDESTAL WASHBASIN WITH TILED SPLASHBACKS, EASY TURN MIXER TAPS, DUO FLUSH TOILET, CEILING LIGHT POINT, RADIATOR. AND UNDERSTAIRS CUPBOARD GIVING GOOD STORAGE.

KITCHEN/DINER

ENJOYING QUALITY RANGE OF MODERN EASY CLOSE UNITS WITH BRUSHED STEEL DOOR FURNITURE, WOOD EFFECT WORKSURFACES WITH INSET ½ BOWL AND SINGLE DRAIN STAINLESS STEEL SINK UNIT, INSET 4 RING GAS HOB, INSET BRUSHED STEEL AND GLASS DOUBLE OVEN AND GRILL, BRUSHED STEEL SPLASHBACK WITH EXTRACTOR HOOD OVER WITH FAN AND LIGHT, UNIT MATCHED BOILER CUPBOARD HOUSING LOGIC COMBI BOILER, SPACE FOR FRIDGE FREEZER, FITTED SLIMLINE DISHWASHER, CEILING LIGHT POINT, CEILING MOUNTED EXTRACTOR, UNDER UNIT LIGHTING, LAMINATE FLOORING THROUGHOUT. DINING AREA ENJOYS CEILING

LIGHT POINT, DOUBLE RADIATOR, TV POINT, FULL HEIGHT UVPC FRENCH DOORS OUT TO REAR PATIO AND GARDENS.

LANDING

CEILING LIGHT POINT, RADIATOR AND ATTIC ACCESS.

BEDROOM1

CENTRE CEILING LIGHT POINT, RADIATOR, ENSUITE COMPRISING FULLY TILED SHOWER CUBICLE WITH CONCERTINA DOOR TO FRONT, WALL MOUNTED WASHBASIN WITH EASY TURN MIXER TAP, TILED SPLASHBACKS, DUO FLUSH TOILET, CEILING MOUNTED EXTRACTOR, WALL MOUNTED TOWEL RAIL.

BEDROOM2

CEILING LIGHT POINT, RADIATOR.

BEDROOM3

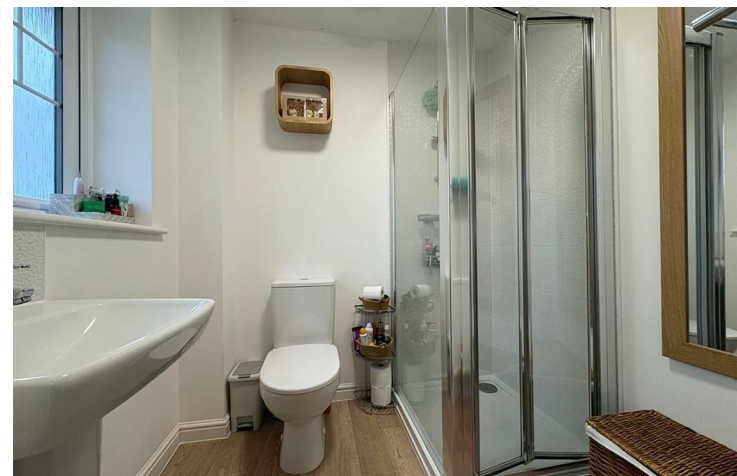
CEILING LIGHT POINT, RADIATOR.

BATHROOM

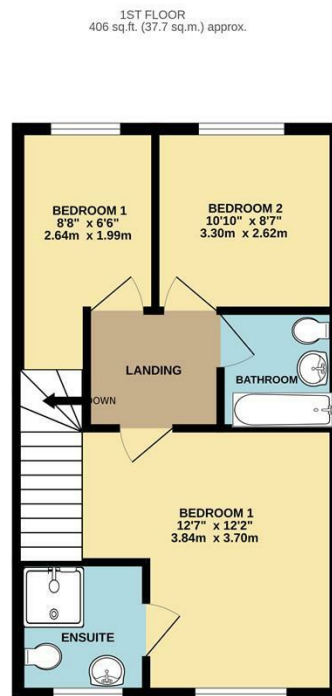
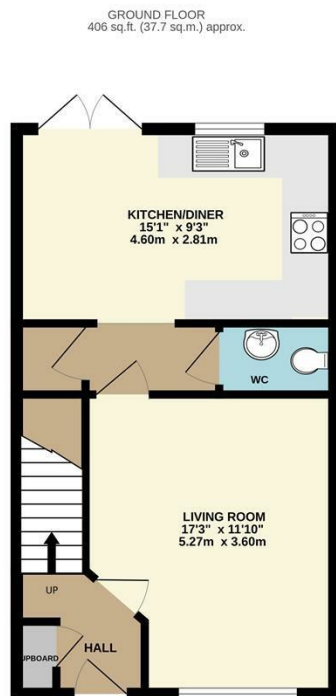
WHITE SUITE COMPRISING PANELLED BATH WITH SHOWER ATTACHMENT, PEDESTAL WASHBASIN, DUO FLUSH TOILET, HEATED TOWEL RAIL, EXTRACTOR, FLUSH MOUNTED CEILING LIGHT POINT.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

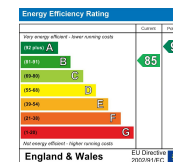
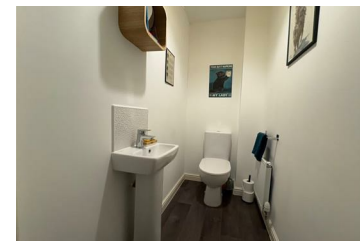
TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - C
EPC - B



Call us to arrange a viewing on **01609 771959**



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TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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